

DESCRIPTION OF SURVEY FOR RUSS JAMES

JOB#1162

Situated in the State of Ohio, County of Muskingum, Township of Washington:

Being part of Quarter Township #4, Township #1, Range #7, of the US Military District, being part of the Timothy Alessandri property described in Official Record Volume 1629, Page 26 of said county's deed records, known as Muskingum County Auditor's Parcel Number 71-70-88-04-01-001, and more particularly described as follows:

Commencing at an iron pin (found) at the Northern corner for Lots #20 & #21 of Kimberly Hills recorded in Plat Book 15, Page 58; **THENCE North 89 degrees 19 minutes 10 seconds West 84.03 feet** along the North line of said Lot #20 and Kimberly Hills to an iron pin (found) at the common corner for the John Phelps property recorded in Deed Book Volume 501, Page 122 and for the Richard Abele property recorded in Deed Book Volume 401, Page 493, passing an axle (found) at 20.97 feet being the Southeast corner of said Phelps property; **THENCE North 02 degrees 18 minutes 20 seconds West 1131.27 feet** along the East line of said Abele property and West lines of said Phelps and Alessandri properties to an iron pin (set) at the place of beginning of the property herein intended to be described, passing a common corner for said Phelps and Alessandri properties at 283.97 feet;

- #1- **THENCE North 02 degrees 16 minutes 20 seconds West 663.07 feet** continuing along the common line for said Alessandri and Abele properties to an unmarked corner in the center line of US Route #40 (East Pike), passing an axle (found) at 612.86 feet;
- #2- **THENCE North 67 degrees 16 minutes 00 seconds East 198.89 feet** along the center line of US Route #40 to an unmarked point;
- #3- **THENCE South 10 degrees 01 minutes 40 seconds East 106.15 feet** leaving said US Route #40 and through said Alessandri property to an iron pin (set), passing an iron pin (set) at 45.00 feet, also being along the West line of a 60 foot wide easement to be transferred with this parcel;
- #4- **THENCE along a curve to the right having a chord bearing South 00 degrees 16 minutes 50 seconds East 137.68 feet**, a radius of 406.59 feet, and arc length of 138.34 feet, to an iron pin (set), and continuing through said Alessandri property and along the West line of said easement;
- #5- **THENCE along a curve to the left having a chord bearing South 03 degrees 35 minutes 50 seconds West 155.35 feet**, a radius of 759.59 feet, and arc length of 155.62 feet, to an iron pin (set), and continuing through said Alessandri property and along the West line of said easement to an iron pin (set);
- #6- **THENCE South 02 degrees 16 minutes 20 seconds East 335.29 feet** continuing through said Alessandri property and along the West line of said easement to an unmarked point in an existing pond, passing an iron pin (set) at 270.29 feet;
- #7- **THENCE South 87 degrees 43 minutes 40 seconds West 180.00 feet** continuing through said Alessandri property and leaving said easement to the place of beginning, containing 3.00 acres.

ALSO A NON EXCLUSIVE EASEMENT 60 FEET WIDE

Also a non exclusive easement 60 feet wide running from the center line of US Route #40 to the Southeast corner of the above described 3.00 acre parcel located adjacent to, and East of, said 3.00 acre parcel.

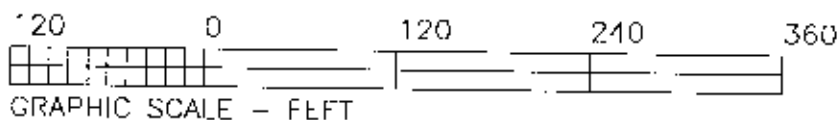
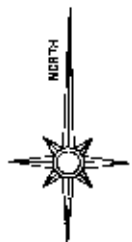
The bearings within this description are based on the West line of the John Phelps property as surveyed by L P Dinan PLS #5451 dated 3/5/2001. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 30, 2002, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY 9/10/02  
9-10-2002

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NOT RECORDABLE  
Charles R. Harkness PLS #6885



The bearings on this plat are based on the West line of the Phelps property as surveyed by L P Dinan PLS #5441 dated 3/5/2001.

### LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#5885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊠ AXLE (FOUND)
- ⊙ P-PE (FOUND)

US Route #40 (East Pike)

3.00 Acres

Existing Drive and Easement running to US Route #40, set forth in prior deeds.

Richard Abele  
DB Vol. 401,  
Page 493.

Timothy Alessandri  
OR Vol. 1629, Page 26.  
Part of Parcel #  
71-70-88-04-01-001

Non Exclusive 60' Easement

Timothy Alessandri  
OR Vol. 1629, Page 26.  
Part of Parcel #  
71-70-88-04-01-001

Ruth Luburgh  
DB Vol. 676, page 199.

DESCRIPTION APPROVED  
FOR AUDITOR'S RECORD

BY *[Signature]*  
4-10-2002

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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John Phelps  
DB Vol. 501,  
Page 122.

Richard Melvin  
DB Vol. 1018, Page 296.

Commencing Point

Lot #18 Lot #19 Lot #20 Lot #21

Kimberly Hills PB 15, Page 58.

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### SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area, 3-D TopoQuads by Delorme (Ohio). US Route #40 Right of Way Plans.  
Note #1 - The center line of US Route #40 is shown holding the Dinan survey bearings along the center line and West property line.

SURVEY FOR:

**RUSS JAMES**

East Pike, Zanesville, Ohio 43701

SURVEY DATE: 3/30/2002

DRAWN DATE: 4/8/2002

QTR TWP: #4 TWP: #1 R: #7 IWP: Washington CO: Muskingum

**CHARLES R. HARKNESS  
SURVEYING & MAPPING, INC.**  
788 DRYDEN ROAD  
ZANESVILLE, OHIO 43701  
PHONE (740) 454-6367

JOB NUMBER  
**JOB #1162**

DRAWING / SHEET NUMBER  
**Plat #01**